

CIRM RFA 07-03  
Application # FA1-00613-1  
Functionality Score: C  
Value Score: C+

Overall, the plan is typical of modern research buildings. The difference is the density of PIs sharing the one floor. This is a very densely packed floor. The positive side is that there would be collaboration; the negative is that such small space assignments may discourage Senior PIs from establishing programs in the building, and successful entry level PI programs will need to expand, and there is no growth space available. Possibly due to the density, there is a low ratio of interaction space to lab space. The vivarium is very awkward in its access and servicing, and the microscopy core in the basement is adjacent to Campus Drive and hopefully has been designed to isolate the traffic vibration.

Boston  
New York  
Baltimore  
Washington DC  
Buffalo  
Toronto  
Chicago  
St. Louis  
Calgary  
Vancouver  
Victoria  
San Francisco  
Los Angeles  
Shanghai

## Functionality

Flexibility is provided by the use of large open laboratories with overhead utility distributions systems. The wet services are located on the perimeter of the lab allowing for ease of modification/reconfiguration of the lab areas on an as-needed basis. The offices are stripped along the exterior of the laboratory zone and have been assigned such that the post docs are interspersed with the PIs.

A critical mass of PIs is co-located, but as expressed above this proposal has the lowest asf/PI of all the applicants. With this many PIs there will be scheduling pressure on the two 10-person conference rooms on the floor. The interaction spaces are minimal on the floor for up to 75 people with only a small amount of space available for eating outside the lab. Dedicated lab space is a 1:0.96 ratio to the support space.

The application mentions 7 CIRM Core spaces yet the asf Core/ PI is well below average. Other than the vivarium and the microscopy core, these cores are located on the CIRM floor adding to the density on the floor.

## Value

	00613-1	Institute Avg	Range
The Net/Gross sf ratio of the overall building	61.0%	65%	60.6% – 71.8%
The Building cost / gsf	\$937	\$936	\$757 - \$1,164
The asf of Lab + Lab Support + PI Office space / PI	843	1,769	843 – 3,399
The ratio of Lab to Lab Support	1:0.96	1:0.87	1:0.72 – 1:1.08
The asf Core / PI	229	721	108 – 1,577
The group 2 equipment budget / PI	\$628,117	\$427,596	\$174,000 - \$1.05M
CIRM funds / PI	\$1,976,418	\$2,059,273	\$1.6M - \$2.38M

The value is in the density of researchers however, there is a point where the science could be negatively impacted.